

November 30, 2012

Board of Selectmen
195 Main Street
Maynard, Massachusetts
01754



Re; Town Administrator Report

Honorable Board of Selectmen,

Please accept this report as an abridged version of Town Hall activities for the past two weeks;

129 Parker Street; Attorney Mead continues to have conversations with Capital Development's legal representative. Having the barristers barter must continue to be the primary conduit for dialogue between the developer and the municipality. Those base level discussions have not proceeded with the level of expediency that we would all hope, including our very capable attorney. It should be noted that the meetings being held at 129 Parker and the surrounding neighborhoods are not part of any "official" requirements and while we admire the outreach from Capital, it should be clearly stated the "Town" neither controls the content or the list of invitees. The municipality is simply not part of those meetings, but the private property owners certainly are free to meet with whoever they like.

We have not been able to come to consensus on rules of engagement or basic MOU so as not to impact the town financially, which is normally primary to this type of large scale development. As you know, there are no "official" plans before the Planning Board and there is chasm between the parties on even a skeletal structure as to a development agreement. These are elemental for starting the process of community discussions which may or may not lead to seeking formal approvals for this retail center.

This project seems to get farther away weekly, even though we have provided the utmost in economic development service. It continues to be our stated goal to create business interest in Maynard and continue to establish the community as the "Central Business District for the Assabet Valley" and seek development that is appropriate and sensible for the town. No matter the fate this project, Maynard will persevere and flourish.

Resource Reduction Project at WWTP: You may recall this innovative project to reduce and eventually eliminate the use of potable water (or "drinking water") at the WWTP for flushing filters and cleaning equipment at the plant as required by DEP. Presently we have reduced the

use from 40,000 gallons a day to 375 gallons a day. Approximately ten million gallons of water a year, that is incredible!

As the Co-Mag process is closed down for the winter we are not using the water necessary in that part of the plant, but we are hopeful to have the strategy and technology (formerly known as plumbing) in place to eliminate the 15,000 gallons a day of clean water used in the Co-Mag maintenance plan. I have to thank Jonathan Keaney from Brown and Caldwell and David Simmons our contract manager from Weston and Sampson for developing this innovation which continues to make our WWTP one of the most efficiently run in the industry. Our goal is to limit clean water use to 375 gallons or less a day in the future, as the management and staff continues to return water to the Assabet free of harmful and unacceptable additives. This is another sustainability initiative that the BOS leadership has been integral to implementing. Thank you!

Finance Committee Budget Hearings: First of all thank you to the Finance Committee and in particular Chairman Peter Campbell for hosting budget hearings. Selectmen Capello, Gavin Chetwynd and Hurrey were in attendance at the first session. At this inaugural meeting Chief Dubois of the Police Department and Chief Stowers from the Fire Department presented some of their concerns for both the final six months of this fiscal year as well as projections for FY 14.

It was encouraging to hear some of the new and sometimes courageous steps they have each taken to control costs. The center of concern was how IODs or “injured on duty” continues to significantly impact their respective budgets. There were several discussions as to how we will wrestle with these challenges in future years, but there is hope. We also discussed centralized dispatch and although it seems like a long conversation we should not give up on this needed change.

The next Budget Hearing will be held on December 10 with Municipal Services and DPW. The public is invited and encouraged to bring questions and/or answers. The Schools will be in for their conversation in January and I will discuss bonding, Town Hall, health insurance, unemployment insurance and other shared costs at a future meeting.

Mill Creek Development/Concord Mews; The Concord Mews Development is now completed and with the oversight and guidance of Chairperson Capello and Attorney Mead we successfully extracted some monetary concessions from the developer. There was language that called for an improvement of a section of Acton Powdermill Road (aka Old Dump Road) which is actually in Maynard. This task was completed in a satisfactory manner; the second was a little more complicated and obtuse.

In an agreement with the Town of Concord, which I sent to everyone a few months back, it was stated that there should be some new signage, cleaning of signal lenses, timing adjustments and road markings at the intersection on either side of the bridge presently under construction. Mill Creek acquired a cost estimate of \$25,000 from their engineer and we received a \$75,000

estimate from our traffic engineer (AECOM). In the interest of fair play I agreed to meet with Mill Creek representatives and their engineer, it was a productive meeting and as I had suggested to the BOS when we last discussed this I thought we should not settle for less than fifty thousand in respect to the costs, I received approval from the Chair to settle and Mill Creek agreed on \$55,000.

This is near as to found money as one can come across and I cannot thank our neighboring Concord Building Commissioner Laurie Livoli enough for making sure we got out due from a project that some say we were going to get nothing. True enough I think we needed sidewalks, road improvements and perhaps a new domed stadium, the good news we got something when we thought we were getting nothing. I hope everyone would agree negotiating a settlement given the bridge construction which will go on for another seven months, made eminent sense, thank you for agreeing to such a strategy.

Community Preservation Applications; As you were copied I have submitted both the “Veteran’s Housing Application”, as well as the “Recreational Campus Plan and Design Application” to the Community Preservation Committee. The submittals were both electronic and via hard copy (10 hard copies are required per the committee). I am very hopeful that the CPC will find away to fund these two important ideas.

The applications will require much research if approved, but it makes little sense to proceed down such a path unless the CPC has clearly bought into these concepts, so we will see how the process unfolds. Thank you to the CPC for their guiding the process and all their hard work.

Recreation Commission; I recently attended a RecCom meeting and we had a very good discussion about future needs, reports from the Boy’s and Girl’s Club, revolving fund balances and the “Recreational Campus Plan and Design” application to the CPC. The group seemed to appreciate the sensibility in trying to better use accessible property and to plan for a focused investment strategy in future years.

We also discussed having a B&G liaison attend all of their future meetings, I spoke with Ms. Allegrone-Leslie and she was more than amenable to having a person from her staff assigned to the RecCom to help plan and facilitate the meetings.

Capital Planning Committee; HOORAH! Great work Maynard Board of Selectmen, I attend the CaPC meeting last Thursday evening and you had full complement of incredibly diverse, engaged and intelligent members. You have gone out seeking quality people to be added to the two superior stalwarts Dan Stuart and Rob Horn for this committee has paid off in treble.

There was great victory for the BOS in respect to this important board. Immediately they dove in to dividing up responsibilities and making contacts with each department to help them to update their capital plans and simultaneously getting a CaPC liaison embed in the communication model. As we all know it is about building relationships.

Summer Hill Transmission Towers; We have recently received a request from Comcast to review our cell tower agreement for the water towers at Summer Hill. I have sent it to Town Counsel for review, but I will suggest to you that we should send it out for a competitive bid as several providers have shown interest and I believe we could increase the revenue generated at this site.

Holidays in Maynard: The Christmas Parade was wonderful as usual and thank you to the MBA (Kelli, Debbie and Nick) for making it a little brighter. The DPW did a great job of making the Central Business District glow and we look forward to being even brighter next year.

The turnout at both the Sip and Stroll and the Parade were impressive and I heard that many retailers did a tremendous business. It is true you cannot rest on your laurel spruce, so we need to look for more activities to promote. Saint Nick at Gallery Seven is talking Spring Arts Walk, keep them coming and they will keep on coming.

Thank you for your attention, I hope you enjoyed the gathering yesterday and Saturday evening. It sounds like everyone enjoyed all the events.

Mike Sullivan
Maynard Town Administrator